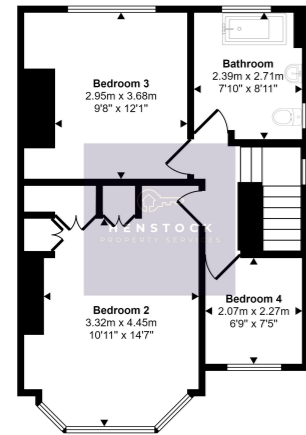


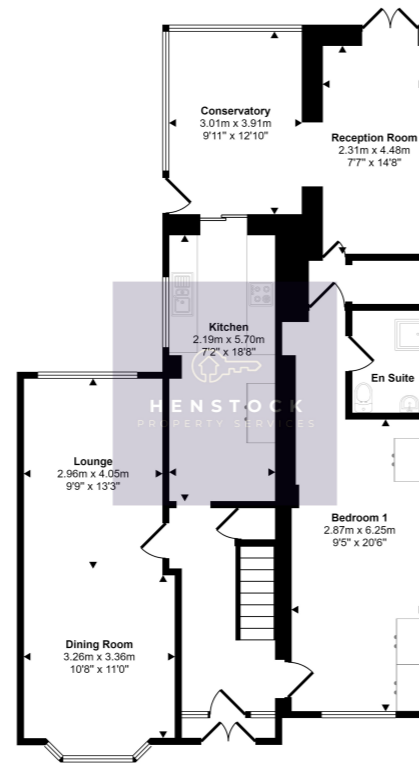


HENSTOCK
PROPERTY SERVICES



First Floor
Approx 48 sq m / 517 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ground Floor
Approx 108 sq m / 1166 sq ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

63 Mossway, Middleton, Manchester, Lancashire M24 1WS

- 4 BEDROOMED DOUBLE EXTENDED SEMI-DETACHED
- MODERN STYLE CONSERVATORY TO REAR
- MASTER EN-SUITE SHOWER ROOM
- ADDITIONAL PLAYROOM / OFFICE
- LARGE DUAL ASPECT LOUNGE
- UPVC DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- LARGER THAN AVERAGE!

£335,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market well presented 4 bedroomed double extended semi-detached family home set in Alkrington Garden Village. The living lower floor accommodation briefly comprises; entrance hallway, front dining room open plan to rear lounge, recently renovated modern fitted kitchen leading to large conservatory, good size office/playroom, boiler room/storage space and master bedroom with en suite shower room. Upstairs you'll find 3 bedrooms and a family bathroom. This property could easily be converted into a 3 bed house with a self contained ground floor apartment (subject to relevant planning). The property also has the benefit of gas central heating, uPVC double glazed windows, hard standing off road parking to front and a good size and pleasant garden to rear with Indian Stone patio area and artificial lawn. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links.

Entrance

Porch into hallway.

Lounge

2.96m x 4.05m (9' 9" x 13' 3") Open plan to dining room. Double radiator.

Dining Room

3.26m x 3.36m (10' 8" x 11' 0") Open plan to lounge. Double radiator.

Modern Kitchen

2.19m x 5.70m (7' 2" x 18' 8") Modern fitted kitchen featuring built in fridge freezer, high level oven and separate grill, black ceramic hob with matching splash back and extractor hood, black resin sink with modern mixer tap, good range of matt base units with butchers block worktops, tall grey double column radiator.

Conservatory

3.01m x 3.91m (9' 11" x 12' 10") Recently upgraded roof, grey flooring, floor to ceiling windows. Access from kitchen with access to Playroom / Office.

Office / Play Room

2.31m x 4.48m (7' 7" x 14' 8") Double doors to rear garden. Access to boiler room / storage. Double radiator.

Master Bedroom

2.87m x 6.25m (9' 5" x 20' 6") Larger than average ground floor master bedroom with access to en suite shower room. Double radiator.

Master En Suite

Corner shower cubicle with mixer shower, ccwc and vanity sink with storage below. Tiled walls and tiled floor.

Exterior

Front: Hard standing off road parking for 2 cars. Small garden area.

Rear: Pleasant rear garden with Indian Stone patio and astro turf lawn.

Upper Floor

Bedroom 2

3.32m x 4.45m (10' 11" x 14' 7") Feature bay window with views to front, built in wardrobes, double radiator.

Bedroom 3

2.95m x 3.68m (9' 8" x 12' 1") Views to rear, double radiator.

Bedroom 4

2.07m x 2.27m (6' 9" x 7' 5") Views to front, double radiator.

Family Bathroom

2.39m x 2.71m (7' 10" x 8' 11") Featuring bath with separate over head shower, ccwc, sink, tiled walls and floor. Double radiator.

